

City of Taylorsville
Planning Commission Work Session
Minutes
Tuesday – January 25, 2005 – 6:00 P.M.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

Angelo Calacino, Chair
Kristie Overson
Blaine Smith
Ted Jensen
Aimee Newton
Phil Hallstrom
Dama Barbour
Joan Rushton-Carlson

Community Development Staff

Mark McGrath, Director
Michael Maloy, City Planner
Dan Udall, City Planner
Nick Norris, City Planner
Amber Westenskow
Jean Gallegos, Secretary/Recorder

PUBLIC: Eric Lyman, Don Adams

WELCOME: **Commissioner Calacino** welcomed those present, explained the purpose of tonight's meeting was participating in a work session and opened the meeting at 6:00 p.m. [18:10:10](#)

DISCUSSION ITEMS

1. Streetscape Plan for Redwood Road - (Mark McGrath/Eric Lyman)

1.1 **Mr. McGrath** [18:10:38](#) introduced this item by stating that it is time to start discussing details and street scape issues and with that having been said he turned the time over to Eric Lyman , the landscape architect for this project.

1.2 **Eric Lyman** [18:13:26](#) displayed the conceptual plan for the entire length of Redwood Road covered by this project. He advised that the project ended up involving traffic and civil engineers and evolved into something very large and which will be a model for others in the future. The plan includes two left hand turn lanes north bound onto 5400 South, which widened the intersection considerably. [18:16:51](#) He added that they are trying to provide an additional median or planting area in the Redwood Road corridor. They have plans to switch the offset in order to break up the visual asphalt issues. Towards 5400 South, there is a small median with 9' of landscape space involved, the actual length of which is still to be determined. [18:20:36](#) There will be three bus stops installed along the corridor between 5400 South and I-215, which will consist of pull-outs, out of the traffic lanes. Shelters are proposed to be provided at all three bus stops. **Mr. Lyman** added that they are trying to provide a City gateway element at the corners of 5400 and 5600 South at Redwood Road, which will include accent pavers as well as a stacked stone wall which can accommodate City signage. [18:25:49](#) Also included at other curb cuts into the parking area they are proposing to install accent features, including landscaping. **Mr. Lyman** commented that they had been working with Stan Hoffman from DDR, along the west side of Redwood Road in this area, to determine his wants and needs for acceptable tree plantings.

1.3 **Mr. Don Adams (Economic Development Director)** added that this project will necessitate that all signage along Redwood be replaced or altered in some way and that includes DDR and Harmon's across the street to the west. That all lighting schemes be upgraded and be compatible in nature. The idea is to create a shopping district, with a distinct name or theme that is recognized on its own. [18:29:56](#) **Mr. Adams** showed examples of different types of site furnishings such as old town, contemporary, arts and crafts style and blended industrial mix, etc. He described the differences and indicated which ones were more street tolerant and asked the Commissioners as to their preference. He added that these are all a little pricy up front but will last for a long time and require very little upkeep. [18:46:53](#) Commissioners agreed that any of the samples would look nice but to bear in mind the conservative nature of Taylorsville when choosing the design.

1.4 Commissioners were very supportive of the concept shown this evening and complimented the designer and Mr. Adams on the quality of the project.

2. City Boundary Issues. (Mark McGrath/Michael Maloy)

2.1 **Mr. McGrath** [19:02:02](#) advised this item was placed on the agenda due to a letter sent to the Chairman from citizens in the southeast quadrant of the City to facilitate the boundary issues there. The issues outlined in that letter were sewer and water line connections not being available. Murray City can support this but will not do so unless the area annexes into Murray. **Mr. McGrath** continued on to say that this is still in the very early stages of informal discussion, with no real action or direction in evidence. Tonight it is just for general discussion. The easiest solution would probably be an inter-local agreement between Taylorsville and Murray City to provide these services. Along with straightening out the boundary, the property at Winchester and 1300 West was discussed. To this point in time, the property has been un-developable because of the sewer/water issue, along with the traffic safety issues of the access that close to an intersection and with the road narrowing at that point. Commissioners agreed that the power to enter into any agreements regarding this issue is with the City Council. **Mr. McGrath** advised he would keep the Commissioners updated.

3. Planning Commission By-Laws/Rules. (Amber Westenskow)

3.1. **Ms. Westenskow** [19:18:59](#) addressed the Commissioners to answer any questions they had regarding the draft proposal she had prepared for their review. Commissioners opened their discussion with the following comments:

- They wanted staff to always provide maps and other supporting documentation in the packet. [19:24:52](#)
- They were in favor of staff's proposal to add a consent agenda.
- Still had questions about conflict of interest and disqualification. **Mr. McGrath** advised that if there is a conflict of interest, it should be declared as early as possible in the presentation and the affected Commissioner should not participate in the discussion and not in the vote.
- They felt the paragraph dealing with reconsideration of applications was not necessary and should be appealed to the Mayor or City Council as is presently being done. [19:31:08](#)
- They need clarification as to when decisions become final. Is it after the motion and vote are taken or after the minutes are approved? [19:34:23](#) Commissioners felt that the City Attorney should be asked for a decision on this matter. **Mr. McGrath** felt that issue would be better addressed in an ordinance than by-laws. [19:42:06](#)
- Suggestion was made that elections for Chairman and Vice Chairman should be held in June with terms end, rather than in August as it now is done. [19:47:55](#)
- Discussion evolved as to whether the Chair should be addressed as Chair, Chairman or Chair person. Consensus of opinion was to leave it at "Chair".
- Clarification is needed on whether or not the Chair votes.
- Discussion about whether the Chair would be appropriate in seeking legal counsel on issues about which the Commission was uncertain. Mr. McGrath advised that will be addressed as a separate issue from these by-laws.
- **Commissioner Calacino** asked Commissioner Jensen to utilize his expertise and review the draft, adding suggestions as discussed this evening, and give a redlined copy to Ms. Westenskow for action.

4. New Policy Concerning Zoning Ordinances. (Mark McGrath)

4.1 **Mr. McGrath** – [20:15:44](#) explained that there is confusion regarding zoning ordinance changes and he would like to initiate an official policy which outlines exactly what the process is and asked the Planning Commissioners to give their opinions on what would be appropriate. [20:17:37](#) **Commissioner Hallstrom** commented

that the Commission should take advance of the expertise of the Ordinance Review committee and solicit their input before the Planning Commissions reviews the document, not afterwards. **Commissioner Calacino** advised that process is being directed by the City Council presently, however, he agreed that the Ordinance Review Committee should give their input prior to the Planning Commission doing so. [20:18:15](#) **Commissioner Barbour** said that in her experience with other cities, their Ordinance Review committees look at old ordinances for updating but normally do not deal with planning issues. [20:20:00](#) **Commissioner Jensen** said that was correct and Taylorsville's Ordinance Review Committee does not usually look at subdivision and zoning issues but are willing to help, if asked to do so. [20:20:31](#) **Mr. McGrath** advised that was the reason he would like to implement a specific policy is to clarify the position. [20:22:05](#). He allowed that the Ordinance Review Committee usually has good suggestions because they are looking at it from a different point of view than strictly planning. That the recommendation would originate from the Planning Commission in basic form and then the Ordinance Review Committee would add their comments. **Commissioner Jensen** advised that the Ordinance Review Committee is the only one that assists the City Council and has no ties to the City Administration. [20:24:25](#). He said they are willing to offer any assistance needed by the Planning Commission, at whatever step in the process is desired. That it should not always be a requirement to include them in the loop but they are more than willing to help. [20:27:37](#) **Commissioner Hallstrom** felt it would be helpful to have Staff formalize this policy in written form and submit to the Commission for review, which Mr. McGrath agreed to do.

5. City Web Site. (Michael Maloy)

5.1 - **Mr. Maloy** [20:34:33](#) gave a brief overview of what is available on the City web site.

MINUTES: Review/Approval of Planning Commission Minutes for December 14, 2004.

MOTION: **Commissioner Overson** - [20:33:17](#). I move to approve the Minutes for December 14, 2004. I find the Minutes substantially represent the conversations heard during that meeting and there is an audio recording on file for back up should the need arise.

SECOND: **Commissioner Newton**

VOTE: **Commissioner Overson** – AYE **Commissioner Smith** – AYE
Commissioner Jensen – AYE **Commissioner Newton** – AYE
Commissioner Hallstrom – AYE **Commissioner Barbour** – AYE
Motion passes unanimously.

COMMISSION REPORT: **Mr. McGrath** [20:53:43](#) gave a brief summary of the discussion held during the last City Council meeting as pertaining to planning matters.

ADJOURNMENT: By motion of **Commissioner Newton**, the meeting was adjourned. [20:54:26](#)

Respectfully submitted by:

Jean Gallegos, Secretary/Recorder
Planning Commission

Minutes approved in meeting held: April 12, 2005